

NOTICE OF MEETING

PLEASE TAKE NOTICE that the Village of Walden Zoning Board will hold a meeting on Wednesday November 20, 2024 at 6:30 PM, at the Village Offices, One Municipal Square, Walden, New York.

Present at meeting:

Brenda Adams – ZBA Chairwoman

Scott Barilli – Member

Mary Ellen Matise – Member

William Sestrom – Member

Lisa Mazzelli – Member

Dave Donovan – Village Attorney

Robert Wallner – Building Inspector

AGENDA

Meeting was called to order by Madam chairwoman Adams @ 18:33 with a Pledge of Allegiance immediately following.

1. APPROVAL OF MINUTES

October 23, 2024

Madam Chairwoman noted changes to pg 3 pp2 to read “Brenda Adams”

And pp1 to read “precedence.”

Member Matise motioned to accept with changes, 2nd by Member Sestrom, All aye’s. motion carried.

2. BOARD’S BUSINESS

A. PUBLIC HEARING

A.1 Madam Chairwoman Adams requested a motion to reconvene the public hearing for 20-22 Center St. Variance for 5’ property width deficiency.

Motion was made by Mbr. Matise, 2nd by Mbr. Sestrom, All Aye’s

Mdm Chairwoman Adams queried the applicants attorney if they had any further comments.

Atty: “Everything has been stated, however I may chose to respond if anyone has any questions”

Mdm Chairwoman Adams referred to letter from Walden Fire Department.

B. FORMAL APPLICATIONS

B.1 20-22 Center Street, Area Variance.

Mbr. Matise queried if the proposed structure was to be 25’W X 42’D

Atty: 25'W is max because of 10' side setback requirement.

Mbr Matise suggested creating a 15' easement to provide for driveway access to 20-22 Center St.

A long circular conversation between applicants' attorney and Mbr. Matise ensued.

It was suggested by unk? That the variance could include verbiage that the "ZBA recommends the Planning Board include driveway to access 20-22 Center St.

Resident Pauline Ferguson/Morris expressed concerns of having a driveway while reviewing map and existing accessory structure.

A question was raised by resident PFM about "Building Inspectors" authority referring to a letter authored by P/T Building Inspector Stickles.

A further conversation followed about the ability to appeal the decision of p/t Building Inspector Stickles.

Mdm Chairwoman Adams called for a motion to close the public hearing. The motion was made by Mbr. Barilli, 2nd by Mbr. Sestrom. Motion carried, all aye's.

A review of procedures was declared by Mdm Chairwoman Adams and each of the 5 factors:

1) If the Area Variance is granted, will an undesirable change be produced in the neighborhood or will a detriment to nearby properties be created?

Mbr. Matise: yes

Mbr. Barilli: No

Mbr. Mazzelli: No

Mbr. Sestrom: No

Cwmn. Adams: Not undesirable, but detrimental

2) Could the implementation of a feasible alternative provide a similar benefit to the applicant, in place of granting the Area Variance?

Mbr. Matise: yes with driveway easment

Mbr. Barilli: No

Mbr. Mazzelli: yes with driveway easment

Mbr. Sestrom: yes with driveway easment

Cwmn. Adams: No option

3) Is the requested Area Variance substantial? (In a manner that could impact the character of the neighborhood and/or the surrounding properties.)

Mbr. Matise: No

Mbr. Barilli: No

Mbr. Mazzelli: No

Mbr. Sestrom: No

Cwmn. Adams: Yes, in ignoring the Comprehensive Plan and creating congestion

4) Will the proposed Area Variance have an adverse effect or impact on the physical or environmental conditions in the neighborhood or district?

Mbr. Matise: yes

Mbr. Barilli: No

Mbr. Mazzelli: No adverse effect on environment but will damage the neighborhood

Mbr. Sestrom: No

Cwmn. Adams: Yes

5) Is the alleged difficulty self-created?

Mbr. Matisse: Yes

Mbr. Barilli: Yes

Mbr. Mazzelli: Yes

Mbr. Sestrom: Yes

Cwmn. Adams: Yes

A motion was made by Mbr. Sestrom to grant the variance of 5' lot width with the recommendation to Planning Board of imposing a requirement to create a driveway on North St. to service both properties.

2nd: Mbr. Barilli

Vote:

Mbr. Matisse: Yes

Mbr. Barilli: Yes

Mbr. Mazzelli: Yes

Mbr. Sestrom: Yes

Cwmn. Adams: No

Motion carried. Variance granted with recommendation of driveway.

B. DISCUSSION ITEMS

Alternate Member?

D. INFORMATION ITEMS

Next meeting: Dec 18, 2024

E. CORRESPONDENCE

3. COMMUNICATIONS

4. EXECUTIVE SESSION

5. ADJOURNMENT

Mbr Sestrom made a motion to adjourn. 2nd Mbr. Mazzelli. All ayes 19:00

PLEASE REVIEW THE MINUTES SO THEY CAN BE APPROVED.

MEMBERS: If you are unable to attend this meeting, PLEASE notify Dean Stickles at 778-2177, Extension 1505.